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Living on the Edge: The Housing Crisis Facing Teen Parents and Their Children

A joint report of Citizens' Housing and Planning Association
and the Alliance for Young Families

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EXECUTIVE SUMMARY

Homelessness among teen parents and their children has reached alarming proportions in Massachusetts. This study has found that of the estimated 14,000 single-headed pregnant and parenting teen households (ages 13-19) in Massachusetts, 2,100 were homeless in 1988. Growing poverty rates, rising rents, and discrimination against young, single parent families are the key reasons why pregnant and parenting teens have become a rapidly growing segment of the homeless population in Massachusetts.

In the face of this enormous housing problem, there are currently 16 transitional housing programs which provide shelter and critical support services to approximately 150 pregnant and parenting teen households each year. These programs provide comprehensive support and education while families learn skills to live independently and care for their babies. Despite the successes of these programs, they meet the housing needs of only about 5% of homeless teen parents and their children.

Highlights of the Findings

o Of the estimated 2,100 homeless pregnant and parenting teen households in 1988, 813 were staying in family shelters, 100 were in adolescent shelters, 380 were in a hotel/motel, 63 were living on the street, and 795 were temporarily doubled up with friends or relatives.

o The incidence of homelessness among this population appears to be growing. Family shelter providers across the state were forced to turn away more than 630 pregnant and parenting teen households in 1988.

o Homelessness among pregnant and parenting teens is occurring among a variety of ages in all regions of the state. Most are either 18 or 19, have one child and are receiving Aid to Families with Dependent Children (AFDC). While most of the homeless teen parent households were white, 27% were black and 20% were Hispanic.

o Before entering the shelter system, most pregnant and parenting teens were living with friends or relatives rather than with their families. After leaving the shelter, only 13% returned to their families. This suggests that family reconciliation is not a realistic option for the majority of homeless pregnant and parenting teens.

o Access to public and subsidized housing is a major obstacle facing teen parent households. Eighty housing agencies in different regions of the state (including local housing authorities, private housing managers, and non-profit developers) reported that teen parent households live in only 1% of their units, yet over 1,700 teen parent households are on their waiting lists for such housing. (This sampling did not include the Boston Housing Authority.)

o Funding from state housing and social service agencies has been crucial in developing new transitional housing programs for pregnant and parenting teens. State funding cutbacks threaten the continuation of many programs, make it extremely difficult to move families from transitional housing to permanent housing, and eliminate the possibility for initiating new housing programs in the near future.

o While foster care is often viewed as a viable option for younger teen parents, there are very few foster care placements available for this population and many teenagers resist placement for fear of being separated from their child.

Highlights of the Recommendations

o The Massachusetts Legislature should maintain full funding of existing transitional housing programs for pregnant and parenting teens and make it a priority to fund more such programs in the future.

o The state should place a high priority on funding the provision of day care services as part of any housing program for teen parents. Accessible and affordable day care, especially for infants, is one of the most critical services for teen parents.

o The Executive Office of Communities and Development should work with local housing authorities to ensure that Chapter 707 rental certificates are made available to homeless teen parent families leaving transitional housing programs. While the new rental assistance regulations give priority status to these families, many local shelter providers report that teen parents are being denied assistance from housing agencies.

o Advocates, housing developers, service providers and state officials should work to establish a broad spectrum of housing options in each region of the state including: emergency shelters with lengths of stays of less than six months; transitional housing for longer periods of stay with varying levels of supervision; short-term and long-term foster care; and permanent, subsidized housing.

o Public officials and local providers should develop specialized housing programs for pregnant and parenting teens under age 16 and for teen parents (both younger and older teens) who have alcohol and substance abuse problems or severe emotional problems.

o State officials and local providers should work to expand the number of foster care placements for pregnant and parenting teens and provide ongoing support and workshops for foster care parents serving this population.

INTRODUCTION

Although the rate of teen pregnancy appears to be leveling off across the country, the number of teen pregnancies is rising in Massachusetts with 7,017 teens giving birth in the state in 1987 (Massachusetts Department of Public Health, 1988). National studies confirm that today early childbearing and poverty are concurrent:

o The poverty rate among young families jumped from 12% in 1973 to 24% in 1986.

o The annual income of young, single parent headed households dropped by 36% since 1974 and was estimated at $6,000 in 1986 (in real dollars).

o 63% of female headed young families were living at or below the poverty level in 1986.

High poverty rates combined with a shortage of rental housing for low income families have caused severe housing problems among pregnant and parenting teens. Young single parent families are now a rapidly growing segment of the homeless population representing nearly one-quarter of the estimated 250,000 to three million homeless persons nationwide (U.S. Conference of Mayors, "A Status Report on Hunger and Homelessness in America's Cities," 1989). Some researchers have found that a growing number of young families are "the hidden homeless" who are doubled up in apartments where two or more families share housing intended for only one. These families are often forced to move frequently among friends and relatives (Children's Defense Fund, "A Vision for America's Future," 1989).

For those fortunate enough to obtain an apartment, the risks of becoming homeless are extremely high. The typical young single parent family spends 81% of their income for rent (Joint Center for Housing Studies, Harvard University, "The State of the Nation's Housing," 1989). In Massachusetts, average monthly rents throughout the state exceed the average monthly grant from Aid to Families with Dependent Children (AFDC), a program on which most teen parents depend for support.

Purpose of the Study

Despite the disproportionate impact the housing crisis has had on teen parents, we know of no comprehensive studies that have specifically focused on this issue. **Housing for Teen Parents and Their Children** is, to our knowledge, the first initiative to address the housing needs of this population. The project, co-sponsored by Citizens' Housing and Planning Association and the Alliance for Young Families, has four main objectives:

(1) To develop a demographic and quantitative overview of the housing needs of teen parents.

(2) To produce a comprehensive inventory of housing programs for which pregnant and parenting teens are eligible.

(3) To evaluate the effectiveness of housing programs serving pregnant and parenting teens and to identify barriers that prevent teen parents from accessing various housing services and resources.

(4) To recommend responsive state and local policies, programs, and regulations that will improve the housing situation of teen parents.

To accomplish this, project staff worked with a 15 member advisory committee comprised of shelter and service providers, housing advocates, public officials, and developers. The primary role of the committee has been to refine the scope of the project, to review project documents, and to help draft specific recommendations.

Research Methodology

Project staff used an array of research methods in compiling this report. The most significant include:

(1) A review of recent studies and literature on the impact of housing problems on young families.

(2) Phone interviews with key local and national contacts who run various types of housing and supportive services programs for teen parents.

(3) In-person interviews with the directors of the 16 transitional housing programs for pregnant and parenting teens in Massachusetts.

(4) A mail survey of over 200 housing and social service organizations in Massachusetts that work with pregnant and parenting teens.

Organization of the Report

The report begins with the results of the statewide survey on the housing needs of pregnant and parenting teens. The next section analyzes the 16 transitional housing programs for teen parents. The third section provides brief one-page summaries of the key features of each of the transitional programs. The fourth section describes model programs nationwide that provide housing for pregnant and parenting teens. The final section includes recommendations to improve housing services and programs for teen parents and their children

An accompanying document, entitled "Housing Resources for Pregnant and Parenting Teens: A Handbook for Teen Parent Advocates and Services Providers," provides a complete description of various housing services

and organizations for pregnant and parenting teens. The handbook also provides information on housing search techniques and the housing rights of pregnant and parenting teens.

SURVEY ON THE HOUSING NEEDS OF PREGNANT AND PARENTING TEENS

I. SUMMARY OF KEY RESULTS

Homelessness among pregnant and parenting teens has reached alarming proportions in Massachusetts. Fifty-two homeless shelters reported that 813 pregnant and parenting teens stayed in homeless shelters in 1988. When combined with teens who stayed in adolescent shelters, hotels and motels, on the streets, or who were doubled-up with friends an family, there were an estimated 2,100 homeless pregnant and parenting teens in Massachusetts in 1988.

The incidence of homelessness among this population appears to be growing. Shelter providers in all regions of the state were forced to turn away more than 630 pregnant and parenting teen households. Sixty percent of the shelters served more teens in 1988 than in the previous year.

The demographic profile of pregnant and parenting teens served by homeless shelters shows that most households are white, between the ages of 18 and 19, have one child, have completed at least 10th grade, and are receiving Aid to Families with Dependent Children (AFDC).

Before becoming homeless, most teens were living with their family, friends and relatives. After leaving the shelter most found permanent housing, primarily in apartments owned by a private landlord. Shelter providers found permanent housing for approximately 300 homeless teen parent households in 1988. Obtaining rental subsidies (Section 8 and Chapter 707) was the key factor in finding an affordable unit on the private market.

Access to public and subsidized housing is a major problem for teen parent households. Housing agencies reported that teen parent households live in only one percent of their units statewide. However, 1,700 teen parent households are on the waiting list for such housing. Shelter providers frequently cited age discrimination among landlords, the lack of rental certificates, and the lack of rental and credit histories as major barriers to finding permanent housing.

Housing and social service providers identify transitional housing with supervised, supportive services as the greatest housing need among pregnant and parenting teens. According to advocates and service providers, housing for pregnant and parenting teens must be closely linked with comprehensive services, such as parenting skills, educational programs, child care, health care and job training.

II. SURVEY OBJECTIVES AND METHODOLOGY

Citizens' Housing and Planning Association and the Alliance for Young Families conducted a mail survey of Massachusetts housing and social service groups from February to April 1989. The survey sought to accomplish three objectives:

(1) To document the housing needs and status of pregnant and parenting teens.

(2) To provide demographic information on pregnant and parenting teens who were experiencing housing problems or seeking social services. This primarily includes age, education, race, and number of children.

(3) To solicit opinions from a broad cross-section of service providers and advocates regarding ways to improve the housing situation of pregnant and parenting teens.

Development of Questionnaire

Project staff worked with a 15 member advisory committee to develop the questionnaire. Since various types of organizations work with teen parents in different ways, separate questionnaires were tailored to three distinct types of groups:

(1) Emergency and transitional shelters for families and adolescents.

(2) Housing agencies, including non-profit housing development organizations, housing authorities, and private companies that manage subsidized housing.

(3) Social service, health care and non-profit advocacy groups that work directly with teens, including teen parent programs, health centers and the area offices of the Department of Public Welfare and the Department of Social Services.

The questionnaire for the shelters and social service agencies focused on obtaining demographic information on pregnant and parenting teens, the housing needs and status of the families, housing policies and programs, and general information about the agency. The questionnaire for housing agencies sought to obtain information on the number of units rented to pregnant and parenting teens, the number of families receiving rental subsidies, and the number of teen parent households on the waiting lists for public and subsidized housing.

Return Rate

A total of 1,020 questionnaires were sent and 203 were returned and completed for a response rate of 20 percent. Mailing lists were obtained from various state agencies and advocacy groups. To ensure

the highest possible return rate, reminder post cards were sent three weeks after the initial mailing and 250 telephone calls were made to encourage groups to return the survey.

The return rate is as follows:

Organization	# Sent	# Returned	Return Rate
Housing agencies	480	88	18%
Shelters	90	52	58%
Service/advocacy groups	450	63	14%
TOTAL	1,020	203	20%

While the overall return rate of 20 percent may seem low especially compared with the sampling rate of telephone surveys, high return rates were achieved among key organizations, such as family shelters and social service organizations that work directly with large numbers of pregnant and parenting teens. There are primarily two reasons for the lower return rate among other groups:

(1) Every effort was made to obtain targeted mailing lists, but many groups that received the questionnaire do not work directly with teen parents. This is particularly true for many adolescent shelters, health service agencies, and housing counseling and mediation programs.

(2) The questionnaire posed the most difficulty for agencies with very high caseloads which do not compile ongoing demographic statistics. This was the case for the local offices of the Department of Public Welfare and the Department of Social Services which, in many instances, have thousands of families on their caseloads.

Organizational Profiles

(1) Family Shelters

Of the 52 family shelters surveyed, 28 (54%) were emergency shelters and 24 (46%) were transitional shelters. (See appendix for definition). Of the agencies which operate these shelters, 44 are private, non-profit service groups; 5 are religious organizations; 2 are community action agencies; and 1 is a community development corporation.

Sixty-five percent of the groups employ 5 to 10 staff; 20% employ 11-15 staff; and 15% employ more than 15 staff.

The regional breakdown for the shelters is fairly evenly distributed across the state, with the most number of groups serving Boston and its immediate suburbs, such as Cambridge, Somerville and Brookline. The regional breakdown includes:

Boston and immediate suburbs	27%
Northeast/North Shore	19%
Southeast/South Shore	15%
Central Massachusetts	12%
Cape Cod	6%
Western Massachusetts	21%

Nonetheless, specific municipalities such as Lawrence have large unmet needs.

(2) Social Service Agencies

Of the 63 social service agencies surveyed, 38% were local, non-profit service/advocacy groups; 22% were local offices of the Department of Public Welfare and the Department of Social Services; 14% were health centers; 10% were community action agencies; 10% were non-profit housing groups that operate service programs; and 6% were municipal human services agencies.

In terms of housing activity, 50% provide information and referrals; 38% provide housing counseling; and 12% did not provide any housing services.

The regional breakdown for social service agencies is as follows:

Boston and immediate suburbs	35%
Northeast/North Shore	16%
Southeast/South Shore	17%
Central Massachusetts	11%
Cape Cod	3%
Western Massachusetts	14%
Statewide	4%

(3) Housing Agencies

Of the 88 housing agencies surveyed, 63% were housing authorities; 17% were housing management companies; 13% were community development corporations; and 7% were regional non-profit housing agencies.

The regional breakdown for the housing agencies is as follows:

Boston and immediate suburbs	32%
Northeast/North Shore	17%
Southeast/South Shore	18%
Central Massachusetts	14%
Cape Cod	6%
Western Massachusetts	13%

Definition of Terms

There are several key terms used throughout this chapter, which require clarification.

o Transitional housing is defined as having a length of stay of six months or more and offers a wide range of support services to the residents.

o Emergency family shelters, on the other hand, offer stays of approximately three months and focus primarily on finding permanent housing for the residents.

o Emergency adolescent shelters generally serve the age group of 11 to 17 years and offer stays of 30 days.

o Pregnant teens refers to those who are pregnant with their first child.

o Teen parents refers to those who have at least one child.

III. KEY SURVEY RESULTS

The survey results are presented in five main areas:

(1) The extent of homelessness among pregnant and parenting teens.
(2) The demographics of pregnant and parenting teens.
(3) The housing status of pregnant and parenting teens before and after receiving housing and social services.
(4) The need to link housing and support services
(5) Basic information on the organizations surveyed and their geographic representation.

Homeless Pregnant and Parenting Teens in 1988

The survey found that a total of 2,151 pregnant and parenting teens were homeless in 1988. A total of 52 emergency and transitional family shelters reported that 813 pregnant and parenting teen households stayed in homeless shelters in 1988. Of these households, 260 (32%) were pregnant with their first child and 533 (68%) had at least one child.

In addition, emergency adolescent shelters and short-term foster care providers estimated that they served 100 homeless pregnant and parenting teen households in 1988. (Based on phone interviews with emergency adolescent shelters and short-term foster care programs, June 1989.)

The Department of Public Welfare reported that 380 homeless pregnant and parenting teens stayed in hotels or motels during fiscal year 1989. This represents approximately 12% of the total number of

homeless families who stayed in hotels and motels during that year.

Another way to measure housing need is to examine how many households were temporarily living with friends and relatives. Sixty-three social service agencies throughout the state that work with pregnant and parenting teens reported that 795 teen parent households were temporarily doubled-up with friends and relatives, often moving several times during the year.

The following table provides a breakdown of homeless pregnant and parenting teen households:

Estimated Number of Homeless Pregnant and Parenting Teen Households in 1988

Emergency and Transitional Shelters	813
Adolescent Shelters	100
Hotel/Motel	380
Living on the streets	63
Temporarily living with friends and relatives	795
TOTAL	2,151

Increasing Homelessness Rate

Sixty percent of the family shelters said they housed more pregnant and parenting teens in 1988 than in the previous year, while 40% reported the homeless rate stayed the same. The increase from the previous year was largely between one and five households (75%). However, 25% of the shelters reported increases between six and ten households.

Approximately 75% of the shelters said they were unable to serve many homeless pregnant and parenting teen households referred to them. Those who were turned away included 298 pregnant teens and 334 teen parents or 632 homeless teen households. Forty-six percent of the shelters were unable to serve 1 to 5 households; 25% were unable to serve 6 to 10 households; 26% were unable to serve 11 to 20 households; and 3% were unable to serve 21 to 50 households.

Transitional shelters for pregnant and parenting teens, in particular, have been overwhelmed with requests for assistance. The vast majority of these programs in all regions of the state reported they must turn away two to three pregnant and parenting teen households each week.

Transitional vs. Emergency Family Shelters

Of the 813 pregnant and parenting teens served in family shelters, 58% went to transitional shelters and 42% went to emergency shelters. In addition, the transitional programs served a disproportionate number of pregnant teens (70%), but the emergency and transitional shelters served roughly an equal number of teen parents. The table below summarizes these results:

Type of Family Shelter by Household

	Transitional	Emergency
Pregnant Teens	180 (69%)	80 (31%)
Teen Parents	291 (53%)	262 (47%)
Total	471 (58%)	342 (42%)

Demographics of Pregnant and Parenting Teens

Age: The majority of homeless teens pregnant with their first child (49%) were between the ages of 16 and 17. The vast majority of homeless teen parents (71%) were between the ages of 18 and 19. It is significant to note that 12% of the pregnant teens were aged 13 to 15. Below is the age breakdown for homeless pregnant and parenting teens in 1988:

Age of Homeless Pregnant and Parenting Teens in 1988

Age	Pregnant Teens	Teen Parents
>13	3%	0%
14-15	9%	3%
16-17	49%	26%
18-19	39%	71%

Race and Ethnicity: The majority of the homeless pregnant and parenting teens were white. However, a larger portion of teen parents were black and Hispanic (47%) than pregnant teens (32%). Below is the breakdown for race:

Race/Ethnicity of Homeless Pregnant and Parenting Teens in 1988

Race	Pregnant Teens	Teen Parents
White	62%	51%
Black	18%	27%
Hispanic	14%	20%
Other	6%	2%

Number of Children: The vast majority of homeless teen parents (84%) had one child, 15% had 2 children, and 1% had three children. The number of children of non-homeless teen parents was virtually the same, except there were more families who had three children: 82% had one child, 13% had two children, and 5% had three children.

Education: More than one-third of the homeless pregnant and parenting teens had not completed the ninth grade. However, nearly one-half of the pregnant and parenting teens were enrolled in an educational program, such as GED, vocational school or regular school. Below is the breakdown for educational attainment:

Educational Attainment of Homeless Pregnant and Parenting Teens in 1988

Grade Completed	Pregnant Teens	Teen Parents
>6th	2%	2%
7-9	36%	32%
10-12	59%	59%
Some college	3%	7%

Income: Seventy-seven percent of the homeless pregnant and parenting teen households received Aid to Families with Dependent Children (AFDC) and 6% received General Relief. Eight percent of pregnant teens and 12% of teen parents were employed.

Housing Status

Before entering the shelters, more teens were living with their friends and relatives than with their families. After leaving the shelter, only 13% were living with their families, 5% with friends and 4% with relatives. Therefore, the likelihood of returning home to family, friends and relatives is slim and not a permanent solution to homelessness. In fact, the majority of pregnant and parenting teens were living in their own apartment after leaving the shelter.

Housing Status of Pregnant and Parenting Teens in 1988 Served by Homeless Shelters

Housing Status	Before Entering the Shelter	After Leaving the Shelter
Family	35%	13%
Relatives	13%	5%
Friends	11%	4%
Boyfriend	10%	7%
Streets	7%	2%
Foster Home	5%	2%
Shelter	5%	9%
Hotel/Motel	4%	2%
Boyfriend's Family	4%	1%
Public/Subsidized	3%	15%
Private	2%	39%
Group Home	1%	1%

Evictions: Approximately 15% of pregnant and parenting teen households had been evicted or had received an eviction notice before entering the shelter. The most common reasons for the eviction were overcrowding (40%), non-payment of rent (36%), and rent increases (14%). Other reasons included nuisance (5%), condominium conversion (3%), and illegal activity (2%). This figure most likely understates the evictions since many teen parents are not formally evicted from the apartment, but are asked to leave by family, relatives or friends.

Social Service Organizations: The majority of those seeking social services were living with their families before and after they received services. The following table provides a breakdown of housing status:

Housing Status of Pregnant and Parenting Teens in 1988 Served by Social Service Organizations

Housing Status	Before Services	After Services
Family	42%	36%
Public/Subsidized	13%	16%
Boyfriend	11%	12%
Relatives	9%	9%
Friends	7%	11%
Foster Care	6%	4%
Boyfriend's Family	5%	3%
Shelter/Hotel	4%	6%
Private	3%	3%

Access to Permanent Housing

In 1988, shelter providers found permanent housing for nearly 300 homeless teen parent households. This represents approximately 40% of the teen parent households served that year.

The bulk of the placements were in apartments owned by a private landlord (58%). Obtaining a rental subsidy (Section 8, Chapter 707) was key for these placements. While very few teens had a rental subsidy before entering the shelter (3%), approximately 40% obtained a rental subsidy while they were in the shelter. Other placements included those in privately owned subsidized apartments (20%), public housing (12%), and transitional housing (7%). Most shelter providers said that all types of housing were extremely difficult to find.

Housing agencies reported that pregnant and parenting teens live in only 355 of 23,500 units of subsidized housing or approximately 1% of the units. In addition, of more than 16,000 units leased under the Section 8 or 707 programs, only 409 or 2% have been leased to pregnant or parenting teens. These agencies reported that an estimated 1,100 teen households are on the waiting list for Section 8 or Chapter 707 certificates and 1,700 teen households are on the waiting list for units that are directly owned and managed by these agencies. (These statistics do not include the Boston Housing Authority waiting list.) In short, few pregnant and parenting teens are served by public and subsidized housing, but many are on the waiting list for a unit.

Linking Housing with Social Services

When asked to identify the type of housing most needed by teen parents, shelter and social service providers overwhelmingly said transitional housing with supervised supportive services.

The most critical services for teen parents, according to shelter and service providers, were ranked in the following order:

(1) Parenting skills
(2) Educational programs
(3) Child care
(4) Health care
(5) Job training
(6) Services to teen fathers
(7) Transportation
(8) Mental health services

Service providers overwhelmingly believe that these services must be provided comprehensively to enable teen parents to become economically self-sufficient and to be able to maintain permanent housing.

ANALYSIS OF TRANSITIONAL HOUSING PROGRAMS FOR PREGNANT AND PARENTING TEENS

As homelessness among pregnant and parenting teens has reached crisis proportions in Massachusetts, local agencies have responded quickly. Since 1987, the infusion of state funds combined with the creativity and resources of community-based agencies have led to the development of 14 transitional housing programs for pregnant and parenting teens, bringing the total number of such programs to 16.

These new programs are described as transitional because they provide temporary shelter and comprehensive support services to homeless teens and their children for a period ranging from six months to two years. After this period of assistance, the families are expected to move into permanent housing.

While the programs vary considerably across the state, they have many common features:

(1) The overriding philosophy of the programs is to provide support and education while families learn skills to live independently and care for their babies.

(2) Unlike most other family emergency and transitional shelters, these programs serve both pregnant and parenting teens from ages 16 to 21.

(3) The most common support services include educational programs, such as GED preparation or vocational training; life skills, such as parenting; group workshops and individual counseling; and recreational activities.

(4) The housing programs are small-scale--whether independent apartments in a small building or private rooms in a large home--with the capacity to serve between 6 and 12 families at once.

(5) Most of the staff for the programs are located on-site providing twenty-four hour coverage. Staffing usually consists of a program director, counselors, and in most instances, house parents.

(6) Placing families in permanent housing is one of the key goals of the programs.

The accomplishments of the programs have been impressive. Since 1988, the programs provided shelter and critical services to approximately 250 pregnant and parenting teen households and they stabilized the lives of the families by placing approximately 115 families in permanent housing. Most importantly, they have helped younger teens who are 16 and 17 to overcome significant problems when no other programs were available.

Organization of the Chapter

To evaluate these programs, in-person interviews were conducted with staff at each housing program during June 1989. The purpose of this chapter is to outline the key elements of the programs, highlight examples of innovative initiatives in each area, and to recommend ways to improve public policy and program operations to more effectively serve pregnant and parenting teens. The chapter includes an analysis of ten program elements:

(1) Development models

(2) Siting of the project

(3) Funding and regulation of the programs

(4) Physical design of the building

(5) Staffing

(6) Intake and referral process

(7) House rules

(8) Provision of support services

(9) Housing search and counseling activities

(10) Community outreach and networking

Development Models

The organizations primarily used three different models to develop the facility:

(1) A non-profit, community-based housing organization develops, owns and manages the facility and a social service agency provides the services. (The CDC of Fitchburg and Catholic Charities of Worcester County; Housing and Economic Resources for Women and The CARE Center in Holyoke).

(2) A social services or housing organization develops, owns, and manages the facility, and provides the services (YOU,Inc. in Worcester, Bridge in Boston, Housing Assistance Corporation in Hyannis, Crittenton-Hastings in Boston, Catholic Charities North Suburban in Lynn).

(3) A local housing authority develops, owns and manages the facility and a social services agency provides the services. (Yarmouth Housing Authority and the Center for Individual and Family Services in South Yarmouth).

While the groups used a wide array of financing sources to develop the housing--including funds from the federal, state and local governments, private foundations, and local banks--the state's Chapter 707 Rental Assistance Program has been crucial in supporting the operating costs of the developments. Under this program, the Executive Office of Communities and Development provides rental subsidies to the project, which enable the owner to receive fair market rents while the family pays no more than 25 percent of their income for rent. More importantly, the rental subsidy "is attached to the unit," so the next family who enters the program also receives the same benefit.

Housing and Economic Resources for Women (HERW) and the Housing Allowance Project (HAP) in Springfield, two non-profit housing groups, collaborated on the rehabilitation of a 19 unit apartment building in Holyoke. Nine of the 19 units are designated as housing for pregnant and parenting teens while three units are for short-term, emergency stays and seven units provide permanent housing for low income families. HERW and HAP jointly own the building, HAP is responsible for the maintenance of the building, and HERW manages the nine transitional units.

A complicated array of financing sources was used to complete the project, including HUD McKinney Act funds, EOCD's Chapter 707 Rental Assistance Program and Abandonment Program, and Emergency Assistance under a pilot program of the Ford Foundation.

The CARE Center, a non-profit social service organization for pregnant and parenting teens, makes all of the referrals for the nine women and children and provides a full range of services at their center located at the Holyoke Hospital.

Youth Opportunities Upheld (YOU), a non-profit social service agency for adolescents in Worcester, purchased its facility from a private developer, who had recently built townhouses but had difficulty selling the units. The equity to acquire the building was leveraged from YOU's recent development of its own multi-service center for adolescents. The agency financed the project through a local bank, which did not require a downpayment. Eight townhouse style units are located in four separate buildings.

The Yarmouth Housing Authority and the Center for Individual and Family Services collaborated on a transitional housing program on Cape Cod. The Yarmouth Housing Authority bought a large, two story home using 689 funds from the Executive Office of Communities and Development to house 5 women and their children. The Center for Individual and Family Service's Visions Teen Parenting Program operates the program and provides services to the families. The housing authority will be completely renovating the existing home and will be adding four transitional independent apartments on the site over the next year.

Most groups, however, did not go through a formal development process as has been described. These groups instead found an existing site owned by a private landlord and rented the units for the program.

(Birthright, Advocacy Center, W.W. Johnson Life Center, St.Francis Center, Transitional Housing for Women and Children in Amesbury, Transitional Living Program in Taunton, Bridge Over Troubled Waters.)

Siting Process

The siting of the programs in most instances did not appear to be an obstacle. Eleven of the 15 programs did not encounter community opposition or zoning problems before starting the program. Program directors and organizers cited three reasons for this:

(1) Extensive community outreach was conducted early in the process with a wide range of individuals and groups.

(2) Often times, the sites were located in neighborhoods with predominately family rental housing and in neighborhoods which already had a substantial amount of subsidized housing.

(3) Many groups were continuing the previous use of the site as independent rental apartments and therefore the plans conformed to existing zoning.

Birthright of Norwood undertook an extensive community outreach process that led to the successful siting of their program. The agency met with neighbors, community leaders, church groups, and local politicians to describe their plans for the program and enlist their support. "We received an outpouring of local support," explained Janice McCarthy, executive director of Birthright. "Most people recognize the problem of teen pregnancy and everyone seems to know somebody who is facing a difficult housing situation." In addition, potential zoning problems were avoided by receiving status as an educational facility, which eliminated the need to seek a variance.

Funding and Regulations

The Department of Social Services (DSS) has provided key funding to most of the transitional housing programs for the services provided at the programs. This funding has enabled the programs to hire staff and provide a wide range of support services to the families, which will be described in subsequent sections.

A unique collaboration between DSS funds for operating support and the EOCD rental subsidies targeted to the same project has been instrumental in the development of these programs. Program directors, however, were critical of some aspects of the collaboration. In particular, some directors said the goals of each agency are often in conflict with each other. For example, some said that EOCD is most concerned about a quick program start-up and maintaining full occupancy of the building, while DSS stresses careful screening and selection and full access for troubled teens.

The Department of Public Welfare (DPW) funds three of the programs, which have different elements than the DSS funded programs:

o There is a stronger emphasis on placing families in permanent housing while the provision of services is secondary. There is a full-time housing advocate who focuses on helping the family to locate housing.

o Due to this focus on housing search, the length of stay tends to be a maximum of six months instead of a year or more.

o The programs also receive substantially higher average grants than DSS funded programs.

The Department of Housing and Urban Development (HUD) Mckinney Act Funds were extremely important for two organizations. **The Community Development Corporation of Fitchburg** used $190,000 in Mckinney Act funds to renovate a historic former meeting house into 12 transitional housing units and $52,000 in operating support. "Without Mckinney funds we could not have carried out this project," said Leasa Davis Segura, director of the CDC of Fitchburg.

McKinney Act funds have also been the predominate source of support for Youth Opportunities Upheld in Worcester. They received $150,000 from HUD for operating support. This funding has been matched by DSS and a local private foundation.

Only one organization does not receive any state funds for their transitional program. **Bridge Over Troubled Waters** in Boston maintains a policy of not accepting state funds for their transitional program for fear it will jeopardize their independence. "We don't take funding from DSS because of the constraints it brings," said Barbara Scanlon, housing director at Bridge. "There would be pressure to take DSS referrals which could jeopardize our open intake procedure."

New proposed regulations by the Office for Children have caused concern among the transitional housing programs. The regulations, which were designed for adolescent treatment facilities, have been broadened to cover many of the housing programs for pregnant and parenting teens.

Teen parent shelter providers argue that several sections of the regulations are not appropriate for their programs and will create unnecessary burdens on programs staff. Some examples are requirements for: treatment, case management, and discharge plans; staff training and licensing; filing Criminal Offender Record Information (CORI) reports for all staff and volunteers; professional evaluation of the clients' "physical, emotional, social, and intellectual factors prior to admission"; and plans for psychological and psychiatric services and behavior management.

Physical Design

There are two predominate housing designs used to shelter pregnant and parenting teens: a congregate house with private rooms and shared living space or independent apartments in a two or three family house or an apartment building. The physical design of the project often defines the philosophy of the program and determines which age groups are served. The congregate design, used by nearly half of the programs, includes both private rooms and common areas, such as a kitchen, living room, study room, a room for group workshops and a laundry room. Staff offices are also located in the house. With assistance from staff, the families plan and eat dinner together, share in the upkeep of the house, and hold weekly house meetings.

According to many advocates and service providers, a congregate setting provides a family atmosphere and built-in support system, and it fosters sharing and friendships with other women. Many advocates believe congregate housing is especially important for younger teens who need more help with parenting, closer relationships with staff, greater role modeling, and generally more oversight.

Several other groups, however, believe that independent apartments are a better model since they promote greater independence and are more reflective of "real life" situations. "When the families move out in a year they will have to cook their own meals, clean their own apartment, pay their own bills, and find their own day care," said Anita Masterson of YOU in Worcester. "Apartments better prepare the families for independent living."

While separate apartments promote independence, program staff acknowledge that there is less oversight of the families, which has led to problems such as disruption from abusive boyfriends or use of drugs in the building. To address this, most programs have a residential manager who lives on the premises and provides support and assistance to the families. Youth Opportunities Upheld, for example, has two sets of house parents who live in two of the eight apartments.

To provide cohesion and support, some programs such as the Advocacy Center in Boston have two women and their children share an apartment. In addition, all of the programs with independent apartments provide essentially the same support service as the congregate programs, such as group and individual counseling and help on parenting skills.

Staffing

Staffing patterns vary considerably across programs. Most of the programs, however, have a full-time program director and at least two other full-time counselors/advocates and a full-time house-parent/manager. One third of the programs also employ a part-time social worker.

Program directors consistently raised four concerns regarding staffing:

(1) Since funding levels are low (the average DSS grant is $80,00), staff are underpaid, making it extremely difficult to attract and retain high quality staff.

(2) The problem is particularly acute for full-time, live-in house parents who have a very stressful job, work very intensely with the families, and are basically on call for 24 hours a day.

(3) Program directors must often be involved in direct services, such as property maintenance, counseling, or even baby sitting--which does not allow them enough time for supervision, fundraising or community outreach.

(4) There is no money to train staff to work with pregnant and parenting teens.

Intake and Referral Process

Approximately one-half of the programs maintain an open referral process. Two of the programs have a closed referral system with the Department of Public Welfare, three have closed referrals through the Department of Social Services, and three refer all clients from in-house programs.

The programs that received the majority of referrals from DSS tended to be working with younger teens who had serious, multiple problems, and very unstable and troubled backrounds. "Many of the families have been either sexually or emotionally abused, have had drug and alcohol problems, are going through turbulent adolescent years," said Joan Matus of the Catholic Charities Transition Home in Fitchburg.

As a result, several programs have had more difficulty retaining families beyond six months and making successful placements in permanent housing. "The biggest contradiction is that you're asking troubled adolescents to be adults," said Pauline Luken of the Advocacy Center in Boston. After experiencing a lower success rate with these teens, some programs have had to lower their expectations from when they started. "When I first started, I wanted to empower the families and break they cycle of poverty," said Carleen Jackson of the W.W. Johnson Life Center in Springfield. "Now we just try to provide a stable environment for the family--I have no illusions about turnirg their life around completely."

Inappropriate referrals were one of the most frequently cited concerns of program directors. In response, some groups, such as Visions in South Yarmouth and Catholic Charities in Lynn have established a two or three step interviewing process before the family is accepted into the program. "We want to make clear what our goals and expectations are and if the program is right for the family," said Ginny O'Connel of Catholic Charities North Suburban. Catholic

Charities also tries to bring the boyfriends into the interviewing process, if at all possible.

House Rules

As can be expected, the house rules were a source of ongoing conflict between staff and residents. The most common house rules are:

- o No overnight guests
- o Curfews and visiting hours
- o No smoking, drugs or alcohol
- o Mandatory group and house meetings
- o Regular inspections
- o Signing out before leaving the premises
- o Regular inspections of the room.

Most programs strive for a balance between enforcing the rules and allowing more independence and freedom. Several groups found they had to loosen up the rules and administer them more flexibly as they encountered problems recruiting and retaining residents. The Visions Teen Parenting Program in South Yarmouth, for example, has modified their house rules three times in the past year. They are now moving to a system in which the residents have a greater say in the rules. "We set up the rules so they can be adolescents and parents at the same time," said Barbara-Braun McDonald of Visions. "This means allowing a degree of freedom and flexibility."

Other programs, such as the Transitional Living Program in Taunton, have a phasing system under which the rules are less restrictive as residents stay in the program longer. For example, the curfew during the first few months is 9:00 p.m on weekdays and 11:00 p.m. on weekends, but is 11:00 p.m. on weekdays and 1:00 a.m. on weekends in later phases of the program.

Provision of Services

The provision of comprehensive services is an integral part of the teen parent programs and is the common thread that ties them together. The most frequently provided services include:

(1) Educational programs. This is the primary emphasis of the transitional programs and residents are usually required to participate in either GED, regular school or a vocational program.

(2) Parenting skills. House parents, residential managers and counselors play a critical role in working with the teens on caring for their baby and providing a role model for the teens. Program staff work with the residents on both an individual and group basis and often have individual goals with each family.

(3) Individual and Group Counseling. Most programs tend to emphasize support groups over individual counseling. The groups have

proven to be an effective way to discuss common problems and to learn about important issues such as nutrition, sex education, alcohol and drug abuse, AIDS, health and parenting. Guest speakers from various community agencies often conduct the workshops, which are usually held weekly.

"In the groups we emphasize community spirit and promote the positive," said Anita Masterson of Youth Opportunities Upheld in Worcester. "The support groups don't put the women on the defensive like one-to-one counseling might. We are able to provide good information and materials in a non-threatening way."

(4) Referrals for child care. Twelve of the fifteen organizations use outside child care services. In most cases, staff help the residents find child care with the help of a voucher from the Department of Social Services or some other subsidy. Ninety percent of the groups cited the lack of availability of child care in the community as a major problem for their program. The lack of baby sitting services has also posed a major problem, making it very difficult to conduct group workshops or meetings or to enable the residents to have time away from the child. All but a few of the programs do not allow staff to babysit; instead residents often rely on each other for babysitting.

(5) Health Services. Most groups refer residents to area health centers and hospitals for health services. A few programs, such as the St. Francis House in M ford and Catholic Charities Transition Home in Fitchburg have a visi nurse who comes to the program weekly.

(6) After Care. Continuing to provide some degree of supportive services after the family leaves is viewed as an important component of the program. Program staff usually maintain regular contact with the family for approximately six months, both by phone and through home visits. In many cases, families who have gone into permanent housing return to the program for social events, which program staff believe has a positive impact on the current residents.

A key difference among the transitional programs is the extent to which residents use a range of community resources. While some programs offer almost all of the services on-site or at one central facility, other program prefer that the residents seek and obtain services on their own, such as transportation, day care, and health services. Those programs which refer most services to other agencies believe it is more reflective of what the family's situation will be when they leave the program and live independently in the community.

Housing Search and Counseling

Finding permanent housing is a major issue for the programs. Approximately 50 percent of the programs employ a housing advocate who helps the family search for housing and obtain rental subsidies.

While the placement rate among most programs is very good, 10 of the 15 programs have experienced difficulty in accessing rental certificates for their clients. All of these groups report that local housing authorities and state agencies will not issue their clients certificates since they believe the families are not qualified to receive priority status. As a result, several programs have been unable to find housing for families who have completed the program, which has prevented other teen parents from entering the program.

"The sad part is there is nowhere to put the families once they have completed the program," said Susan Ryan of the Transitional Living Program in Taunton. "Without a rental subsidy, very few families are able to find housing."

In addition, many programs expressed frustration with the extensive amount of paperwork and documentation required to qualify a family for Section 8 or Chapter 707.

Despite these obstacles, some programs have developed comprehensive and innovative approaches to housing search and placements. The programs which have had greater success at housing placement seem to have the following elements in common:

o A full time housing coordinator who works intensively with the families to find permanent housing. Building the confidence of the client and providing them with information on subsidy programs are key roles of the coordinator.

o Close working relationship with local housing agencies. Some transitional housing programs, such as Visions in South Yarmouth and the W.W. Johnson Life Center in Springfield, have worked closely with local housing authorities, which has been important for both managing the rental certificates for the transitional units and accessing rental subsidies for permanent housing.

o A strong network of local landlords who are willing to rent to teens with rental subsidies. This network is usually built up over a period of months or even several years through personal contacts, word-of mouth, regular mailings, and public speaking at realtor and landlord association meetings.

o Broad-based outreach in the community about the problems of homelessness and landlord education regarding the advantages of accepting rental certificates.

The **87 Winter Street Shelter** employs a full-time housing coordinator who works individually with the families and conducts weekly group workshops on housing search. The goals are to enable the client to explain the subsidy programs to a landlord and to understand the rights and responsibilities of being a tenant. The coordinator helps the clients with several key tasks:

o Obtaining a rental assistance certificates from housing agencies.

o Coordinating transportation to and from a prospective apartment.

o Working with the client through the process of leasing the apartment.

o Extensive follow-up with the family once they have moved into permanent housing. This includes one home visit per month and regular phone contact each month for a period of six months.

Such comprehensive assistance has resulted in an impressive housing placement rate. Of 33 pregnant and parenting teens served since the start of the program, 29 have been placed in permanent housing and continue to maintain their tenancies. Much of this success can also be attributed to a strong network of local landlords who are willing to accept younger tenants with rental certificates.

Community Outreach and Networking

Most of the housing programs, especially those that have an open referral process, rely on a strong network of community agencies for referrals and information-sharing. The most frequent include: the Department of Social Services, the Department of Public Welfare, health centers and hospitals, housing authorities, family planning clinics, public schools, and social service organizations that work with teens.

Understandably, many programs are reticent to undertake extensive outreach to the larger community for fear of becoming overwhelmed with referrals. Typically, when a vacancy exists in the program, it is filled very quickly either through other in-house programs the agency operates or through outside agencies.

The most interesting initiatives have occurred around close collaboration among a diversity of agencies that work with pregnant and parenting teens. Some examples are:

o **Youth Opportunity Upheld** works very closely with the Worcester Area Teen Pregnancy and Parenting Network, a coalition of 11 programs that provide services to pregnant and parenting teens, and the Worcester Committee on Homelessness, which is trying to address the housing needs of teen parents. The Worcester Committee on Homelessness, which played a critical role in starting the transitional housing program, is actively working with YOU and other local groups to establish an emergency shelter for homeless teen parents and to provide day care for homeless women and children served by area shelters.

o The **Care Center** in Holyoke is part of the Holyoke System for Pregnant and Parenting Teens, which includes Brightside's Adolescent Family Life Program, Elm Street Prenatal Center, and the Holyoke Teen Clinic. These five programs have developed a system-wide referral mechanism for pregnant and parenting teens and have joined together to advocate for teen parents in Holyoke.

While local collaboration appears to be strong, almost of the programs cited the need to meet with transitional programs from around the state to share ideas and common concerns. "When problems come up, there is no one to turn to," said Carleen Jackson of the W.W. Johnson Life Center in Springfield. "We need to know more about how other programs handled these situations."

SUMMARIES OF TRANSITIONAL HOUSING PROGRAMS FOR PREGNANT AND PARENTING TEENS

This section provides brief, one page summaries of each of the 16 transitional housing programs for pregnant and parenting teens. The description includes basic information, such as funding, design and staffing, and a listing of special features of the program.

AMITY STREET HOUSE, LYNN

Parent Agency: Catholic Charities, North Suburban
Primary Funding Source: Department of Social Services: $140,000; EOCD Chapter 707 Rental Subsidies
Start of Program: November, 1987
Capacity: 8 families and their children
Ages Served: 17.5 to 23
Program Length: Up to 2 years
Physical Design: Independent apartments in 9 unit apartment building. Each family has own one-bedroom apartment. Residential manager lives in first floor apartment.
Own or Rent Facility: Own
Staffing: Part-time program coordinator; full-time house parent; part-time social worker. Families also work with counselors from Catholic Charitie's Young Parents Program.

Program Features:

o One of few programs that does not serve 16 year olds. The agency believes 16 and 17 year olds are best served in congregate homes.

o One of few programs to have up to 2 year length of stay.

o Almost all of the services are provided by Catholic Charities, including day care, transportation, alternative high school, GED, and counseling.

o Teen fathers are brought into interviewing process for intake, whenever possible.

BRIDGE OVER TROUBLED WATERS--TRANSITIONAL HOUSING PROGRAM

Parent Agency: Bridge Over Troubled Waters
Primary Funding Source: Program funds come primarily from private foundations.
Start of Program: 1982
Capacity: Up to 12 adolescents, 3 children maximum
Ages Served: 16 to 17, male and female
Program Length: 6 to 8 months
Physical Design: Congregate style in 2 family house. Women stay on the first and second floors and the men stay on the third floor.
Own or Rent: Rent
Staffing: Full-time program coordinator; four full-time counselors and one part-time counselor.

Program Features:

o Has not applied for or received DSS funding because of perceived constraints on program referrals and operations.

o Houses both male and female teens in the same house. Program initially served 16 to 21 year olds, but a separate transitional facility now houses 18 to 21 year olds.

o Each resident is assigned a house counselor who assists with linking the family with services including jobs, educational programs, health care, and counseling.

o Provides a comprehensive array of services to all teens (not just pregnant and parenting teens) at their central office in downtown Boston. This includes family life counseling, a GED program, and employment preparation and placement.

o Emphasis on using community resources and taking advantage of cultural aspects of the city, such as museums and special programs.

o Completed a comprehensive evaluation of the program two years after it began, which assessed changes in client attitude, behavior and personality.

o Will be opening a third transitional facility in the Brighton neighborhood of Boston to house 18 to 21 year olds.

CATHOLIC CHARITIES TRANSITION HOME, FITCHBURG

Parent Agencies: Catholic Charities of Worcester County and the Community Development Corporation of Fitchburg
Primary Funding Sources: Department of Social Services: $85,000; Executive Office of Communities and Development Chapter 707 Rental Subsidies; HUD McKinney Act funds.
Start of Program: December 1987
Capacity: 12 women and their children
Ages Served: 16 to 19
Program Length: Up to 18 months
Own or Rent Facility: Rent. Facility owned by CDC of Fitchburg
Staffing: Full-time director; full-time house parent; part-time social worker; one full-time and five part-time counselors.

Program Features:

o Restoration and conversion of historic former meeting hall to 12 two-bedroom apartments. The $1 million project undertaken by the CDC of Fitchburg, a non-profit community based organization, involved an extensive array of financing sources from the federal, state and local governments.

o HUD Mckinney Act funds both for renovations and support services were critical for the project.

o A space has been set aside for on-site child care, however funding from DSS for the day care program has not been forthcoming.

o Uses three-stage service plan, which allow more privileges as the client proceeds from one phase to the next.

o Visiting nurse and weekly meeting with on-site social worker once a week.

o Parent-to-parent program in which families are matched with parents in the community for recreational and social activities.

CRITTENTON-HASTINGS RESIDENTIAL PROGRAM, BOSTON

Parent Agency: Crittenton-Hastings
Primary Funding Source: Department of Public Welfare: $415,175
Start of Program: December, 1988
Capacity: 12 women and their children
Ages Served: 17 years and older
Program Length: Up to 6 months
Physical Design: The program is located on the second floor of Crittenton's main building. It is "dormitory style" with 6 bedrooms and a large area with partitions that accommodates 4 women.
Own or Rent Facility: Own
Staffing: Full-time program director; full-time housing search coordinator; full-time family life advocate; full-time day house assistant; full-time night house assistant.

Program Features:

o One of only a few DPW funded shelters that primarily serves pregnant and parenting teens.

o The primary emphasis of the program is to find permanent housing for the client. A full-time housing search coordinator provides regular group and individual assistance to the clients.

o Has relied extensively on individual realtors who locate permanent apartments for the clients and receive a finder's fee from the Department of Public Welfare. A fee of up to one month's rent is paid directly to the realtor for locating an apartment for the certificate holder.

o Many of the clients are linked with Crittenton's other programs for pregnant and parenting teens, including an alternative education program, family planning, counseling, health services, life skills and vocational preparation.

87 WINTER STREET FAMILY SHELTER, HYANNIS

Parent Agency: Housing Assistance Corporation
Primary Funding Source: Department of Public Welfare
Start of Program: June, 1988
Capacity: 6 families and their children
Ages Served: 16 to 22
Program Length: 3 to 6 months
Physical Design: Congregate style in two story house. There are six bedrooms and office space in the house. The women each have their own bedroom.
Own or Rent Facility: Own
Staffing: Full-time director; full-time family life advocate; full-time residential coordinator; full-time housing counselor; two part-time managers for weekend coverage.

Program Features:

o The first priority of the program is to help the family find permanent housing. The program has an extremely impressive housing placement rate. Of 33 clients served since the start of the program, 29 have been placed in permanent housing. The remaining four were asked to leave the program because of persistent violation of house rules.

o The full-time housing coordinator has built up a tremendous network of local landlords who are willing to accept tenants with rental subsidies. She accompanies the client to see prospective apartments, assists in completing required paperwork, and runs workshops on housing search.

o The housing coordinator also does extensive follow-up with the family once they are in permanent housing. She contacts the family regularly by phone and visits the home when appropriate for up to one year.

o The program has successfully obtained Chapter 707 rental certificates because of its close relations with local housing authorities and because the Housing Assistance Corporation (the parent agency) also administers rental certificates.

HOUSING AND ECONOMIC RESOURCES FOR WOMEN, HOLYOKE

Parent Agency: Housing and Economic Resources for Women
Primary Funding Source: EOCD Chapter 707 Rental Assistance; CARE Center programs, which receives most of its funding from the Department of Social Services, the Department of Public Health and the Department of Public Welfare.
Start of Program: September, 1988
Capacity: 9 women and their children
Ages Served: 16 to 21
Program Length: Up to 18 months
Physical Design: 9 independent apartments in 19 unit building
Own or Rent Facility: Own
Staffing: Full-time program director (HERW); support services from CARE Center staff.

Program Features:

o Nine transitional units for pregnant and parenting teens are located in the same building with 7 permanent, subsidized units and 3 emergency units. There is no residential manager on-site.

o The substantial renovation of the apartment building involved a joint venture between two non-profit housing development organizations: Housing and Economic Resources for Women (HERW) and the Housing Allowance Project (HAP). The building, which is jointly owned by these two agencies, is maintained and managed by HAP while HERW manages the 9 units for pregnant and parenting teens. The two groups used a complex array of private and public funding sources to renovate the building.

o The CARE Center, a non-profit social service organization for pregnant and parenting teens, makes all of the referrals for the transitional units and provides almost all of the services for the 9 women and children at their facility located at Holyoke Hospital. The services include GED preparation, parenting classes, health services, career and job counseling, recreational activities, family planning, on-site day care, transportation, and breakfast and lunch.

o The program director for HERW provides both weekly group workshops and individual counseling on housing search. The program uses a special curriculum on housing search developed by HAP, including budget sheets, a housing resume, and a video entitled "Finding Your Own Home."

o The CARE Center will be starting a Young Fathers Program which will provide outreach around employment training.

o The CARE Center is part of the Holyoke Service System for Pregnant and Parenting Teens, which includes Brightside's Adolescent Family Life Program, Elm Street Prenatal Center, and Holyoke Teen Clinic. These five programs have developed a system-wide referral mechanism for pregnant and parenting teens and have joined together to advocate for teen parents in Holyoke.

JUST-A-START HOUSE, SOMERVILLE

Parent Agency: Just-A-Start Corporation
Primary Funding Source: Department of Public Welfare Emergency Assistance
Start of Program: July 1989
Capacity: 10 mothers and their children
Ages Served: 16 to 25
Program Length: 90 days
Physical Design: Congregate style in former convent
Own or Rent Facility: Rent
Staffing: Full-time director; full-time housing advocate; full-time 24 hour counselors; full-time family advocate.

Program Features:

o Close collaboration with Harvard Community Health Plan for health care and workshops.

o GED on premises

o Strong focus on weekly support groups and workshops

o HUD McKinney Act funding pending will allow longer length of stays and will broaden eligibility criteria.

PREGNANT AND PARENTING TEEN TRANSITIONAL LIVING PROGRAM, SPRINGFIELD

Parent Agency: W.W. Johnson Life Center
Primary Funding Source: Department of Social Services: $88,000; Executive Office of Communities and Development Chapter 707 Rental Subsidies.
Start of Program: July, 1987
Capacity: 8 families
Ages Served: 16 to 19
Program Length: 1 year
Physical Design: 8 independent apartments in two adjoining apartment buildings. Residential manager lives in first floor apartment. Each family has their own apartment.
Own or Rent Facility: Rent
Staffing: Full-time program manager; full-time on-site case manager; full-time residential manager.

Program Features:

o One of few programs to serve younger teens (16-17 years old) in independent apartments.

o Both on-site, full-time case manager and residential manager in apartment building.

o Close collaboration with other community agencies, including YWCA Page Program, Project Safe, public schools, community college, and Springfield Housing Authority.

o Has both weekly support groups and one-to-one counseling three times per week.

o Rental lease for transitional units is between parent agency and private landlord rather than individual tenants. If the units are vacant for more than two months, W.W. Johnson Life Center pays the tenant's portion of the rent.

ST. FRANCIS CENTER FOR FAMILY DEVELOPMENT, MEDFORD

Parent Agency: Catholic Charities of Boston
Primary Funding Source: Department of Public Welfare: $175,000
Start of Program: June, 1988
Capacity: 8 families and their children
Ages Served: 16 to 20; only serves first-time mothers
Program Length: Up to one year
Physical Design: Congregate style in three story house. Each young woman and their child has own bedroom.
Own or Rent Facility: Rent
Staffing: Full-time director; full-time house cordinator; full-time family advocate; one full-time house mother and three part-time house mothers; part-time social worker.

Program Features:

o Close collaboration with St. Francis Church in Medford, which rents the facility to Catholic Charities. The church also makes substantial in-kind donations each year.

o Receives DPW funding and allows stays of up to one year.

o On-site social worker and weekly visit from nurse.

o All referrals are through DPW Homeless Unit in Boston.

o Have placed 23 families in permanent housing in the first year of operations.

SOMERBRIDGE YOUNG PARENTS PROGRAM, CAMBRIDGE

Parent Agency: Catholic Charities of Somerville and Cambridge
Primary Funding Source: Chapter 707 Rental Subsidies through Cambridge Housing Authority: Catholic Charities Somerbridge Program.
Start of Program: July, 1986
Capacity: 4 families and their children
Ages Served: 18 years or older
Program Length: Up to 2 years
Physical Design: 4 independent apartments in two different buildings.
Own or Rent Facility: Rent
Staffing: Clients are part of Somerbridge Program

Program Features:

o Involves collaboration with Cambridge Housing Authority, which provides the rental subsidies and Catholic Charities provides the support services.

o The program serves women 18 and over since they are independent apartments without on-site staff or live-in residential manager.

o Catholic Charitie's Somerbridge Program provides the full range of services for the families, including counseling, referrals to medical services, child care and education programs.

SUMMERHILL HOUSE, NORWOOD

Parent Agency: Birthright of Norwood
Primary Funding Source: Department of Social Services: $169,000.
Start of Program: November, 1987
Capacity: 9 families and their children
Ages Served: 16 to 21
Program Length: 6 to 12 months
Physical Design: Congregate style in large two story house. One bedroom on first floor and 4 bedrooms on second floor which are shared. The facility also includes a classroom and two offices.
Own or Rent Facility: Rent
Staffing: Full-time executive director; full-time program director; part-time business manager; four full-time and three part-time house managers.

Program Features:

o The program has received strong support from civic leaders, municipal officials, neighbors and the churches. There was virtually no opposition during the siting process.

o The physical design of the structure and staff orientation give it a strong family-style atmosphere.

o Receives more DSS funding than any other transitional program of its kind.

o Serves large outlying suburban and rural areas in Southeastern Massachusetts.

o Every family who has been through the program has gone into a permanent apartment.

o Strong network of program volunteers, including a housing advocate.

o Offers GED preparation on the premises.

o A pre-school teacher works weekly with young children.

o Of 18 families served since the program began, 8 have been placed in permanent housing. The program has had difficulty obtaining Chapter 707 rental certificates from local housing authorities.

TEEN PARENT APARTMENT PROGRAM, WORCESTER

Parent Agency: Youth Opportunities Upheld
Primary Funding Sources: McKinney Act Funds: $95,000; EOCD Chapter 707 Rental Subsidies; Department of Social Services: $21,800; Local foundation: $21,000
Start of Program: July, 1987; program expanded in March 1988
Capacity: 12 women and their children
Ages Served: 16 to 21
Program Length: 6 to 18 months
Physical Design: Independent apartments in four townhouse style buildings.
Own or Rent Facility: Own
Staffing: Part-time program director; full-time program coordinator; two live-in houseparents; and part-time clinical supervisor. Funding pending for an aftercare coordinator.

Program Features:

o Diverse funding sources for program operations, which includes funds from state and local government and $21,000 from a local private foundation. The Worcester Committee on Homelessness and Housing, and local agencies serving teen mothers were instrumental in the start-up of the program.

o Purchased building from a private developer who had difficulty selling the units. The equity to acquire the buildings was leveraged from YOU, Inc.'s recent development of a multi-service center for adolescents. The housing is newly constructed and the 3 bedroom apartments are each shared by two teen mothers and their children.

o Two separate house parents each have their own apartment in a separate building. The houseparent staffing model provides clients with 24 hour supportive adult role modeling while fostering client independence.

o Two-step interviewing process to enter the program. The first interview is with the teen mother, any supportive workers and the program coordinator. The second meeting is with the house manager to discuss individual goals. The teen mother brings an essay on why she wants to enter the program and what she wants to learn during her stay.

o Strong focus on weekly support groups and skills groups. Guest speakers address issues such as independent living, parenting, and housing search. Program staff believe groups foster interpersonal skills and support and create a sense of community among the residents.

o Very successful in finding permanent housing for teens. The staff have developed a strong network of private landlords who own subsidized apartments. Of 17 families served since the program began, 12 were placed in permanent housing and 5 moved back with their parents.

TRANSITIONAL HOUSING FOR WOMEN AND CHILDREN, AMESBURY

Parent Agency: Transitional Housing for Women and Children, Inc.
Primary Funding Source: Department of Social Services: $68,000; Department of Public Welfare: $64,000; Executive Office of Communities and Development Chapter 707 Rental Subsidies.
Start of Program: January, 1988
Capacity: Can serve up to 4 pregnant and parenting teen families. Total capacity is 10 women and their children.
Ages Served: 16 to 18 for pregnant and parenting teen slots.
Program Length: Up to 1 year.
Physical Design: Congregate style in large home. There are 10 bedrooms on first and second floors. Office is on first floor. Large backyard and play area.
Own or Rent Facility: Rent
Staffing: Full-time program director; full-time residential manager; full-time advocacy coordinator; full time housing search coordinator; two part-time house managers; part-time family resource coordinator; and a part-time administrative assistant.

Program Features:

o The program has designated four slots for pregnant and parenting teens out of a total of 10 beds. Their funding comes from both DSS and DPW and therefore the program has more staff.

o The group raised $30,000 in private donations to renovate a former rest home.

o Focus is on women who have left abusive relationships.

o Provides in-house tutoring program through Amesbury School Department.

o Strong emphasis on group meetings. There are three group meeting per week: parenting, general support, and house meeting.

TRANSITIONAL LIVING PROGRAM, TAUNTON

Parent Agency: Attleboro Youth and Family Services
Primary Funding Sources: Department of Social Services: $91,000; Executive Office of Communities and Development, Chapter 707 Rental Subsidies.
Start of Program: May, 1987
Capacity: 5 women and children
Ages Served: 16 to 21
Program Length: 8 to 18 months
Physical Design: Independent apartments in 2 story house
Own or Rent Facility: Rent
Staffing: Part-time director; full-time assistant director; part-time night manager; part-time social worker.

Program Features:

o Clients are allowed to be in school, vocational program, job, or volunteer service.

o Three-month after care program includes contact once a week and home visits every two weeks.

o Three phase service plan which progresses towards more privileges, such as a later curfew and less restrictions on overnight guests.

o Physical design and program philosophy promotes independence. Teens pay their own utility bills, arrange own child care and baby sitting, and are encouraged to use community resources.

o Day care is arranged through DSS and local high school.

VISIONS TEEN PARENTING PROGRAM, SOUTH YARMOUTH

Parent Agency: Center for Individual and Family Services of Cape Cod
Primary Funding Source: Department of Social Services: $135,000
Start of Program: December, 1988
Capacity: 5 women and their children
Ages Served: 16 to 18
Program Length: Up to 2 years
Physical Design: Congregate style in two story house. Each mother and baby has own bedroom.
Own or Rent Facility: Rent
Staffing: Full-time program director; 2 full-time program counselors.

Program Features:

o Visions has a strong collaboration with the Yarmouth Housing Authority. The housing authority purchased the home with EOCD 689 funds. The housing authority will be completely renovating the existing congregate home plus adding four transitional independent apartments on the site.

o There is no live-in house parent or residential manager. Staff believe it is too difficult to recruit and retain high quality live-in staff.

o Has incorporated client concerns into house rules. Have modified rules three times in the past year.

o Has done extensive outreach to publicize the program, including meeting with social service agencies, publicizing the program on cable television, and direct mailings to health care providers and schools.

o Held workshop with staff and clients to evaluate the program design and rules.

o Instead of weekly support groups, the program emphasizes "time-limited structured groups" in which different topics are discussed over a six-week period.

o Staff have developed a "rewards system" for teens which includes earning up to four hours of babysitting from staff.

YOUNG PARENTS PROGRAM, BOSTON

Parent Agency: Boston Children's Services Association. Formerly run by the Justice Resource Institute/Advocacy Center.
Primary Funding Source: Department of Social Services: $75,000; Executive Office of Communities and Development Chapter 707 Rental Subsidies.
Start of Program: April, 1987
Capacity: 6 women and their children
Ages Served: 16 to 21
Program Length: 12 to 18 months
Physical Design: Independent units in a two and three family house. Women share apartments in the three family house.
Own or Rent Facility: Rent
Staffing: Full-time director; part-time residential manager; full-time clinician.

Program Features:

o The Advocacy Center recently terminated all contracts with DSS because of new DSS policy requiring vendors to provide full case management services and to become responsible for legal custody of clients. Although this change in policy did not affect the transitional housing program, it did affect the Advocacy Center's foster care program. The transitional housing program will now be operated by Boston Children's Services Association.

o Two separate facilities enable the program to serve both younger and older teens. Younger teens share an apartment in a three family house which has an on-site residential manager apartment. Older teens are allowed a greater degree of freedom and independence in a nearby two family house which does not have a residential manager but the teens have access to comprehensive support services through the Young Parents Program.

o Emphasizes balance between provision of in-house services (counseling, support groups, housing search) with use of external community resources.

o Has closed DSS referral system.

FOSTER CARE

Foster care is often viewed as an important emergency and long-term housing option for pregnant and parenting teens for whom family reconciliation is not possible. Despite its importance, a number of barriers prevent pregnant and parenting teens from obtaining placements in foster care.

Planning for the foster care needs of pregnant and parenting teens is vital to address the growing problem of homelessness among this population. Such intervention takes on added significance because this population is comprised of at-risk adolescents with their own developmental needs along with the adult responsibility of raising children.

Entering the Foster Care System

The Massachusetts Department of Social Services (DSS) administers and funds foster care programs for children and youth in need of service in the state. Some pregnant and parenting teens enter the foster care system upon pregnancy or the birth of their child. These youths have been placed in foster care either voluntarily by their parents or through a court order determining that they are victims of physical, sexual, or emotional abuse or neglect. Other teens may become pregnant while they are in foster care and will either remain in this care or be forced to leave if the foster parent cannot accept the pregnancy.

Foster care advocates cite "family dysfunction" as a major reason why most pregnant and parenting teens enter the foster care system. Many adolescents in care have histories of multiple placements, emotional, physical or sexual abuse or neglect. Some have severe emotional problems due to traumatic childhood experiences. These youths need safe and secure shelter, nurturing, guidance, self-esteem enhancement, and assistance for independent living and parenting.

Lack of State Resources

There are a very few state-funded programs specifically designed to place pregnant and parenting teens in foster care. With a few exceptions, most foster care programs do not make any placements for pregnant and parenting teens. The current foster care placements include: Parenting Plus in Boston, a program of the Boston Children's Services Association, which has ten slots for first time mothers between the ages of 15 1/2 years old and 17 years old and their infants; and Mentor Inc. in Cambridge, which includes pregnant and parenting teens in their service plan.

The lack of resources available to meet the service needs of teen parents and their children presents a formidable obstacle in finding foster care placements. DSS staff report that the lack of slots for pregnant and parenting teens results in inappropriate placements or teens moving from friend to friend or shelter to shelter as they wait for a placement. In addition, most programs have few resources or specific training programs for the foster care parents of pregnant and parenting teens. In fact, there is no clearly stated DSS foster care policy that targets this population.

One foster care provider spoke of the necessity of DSS providing appropriate community resources to pregnant and parenting teens, such as day care. The lack of such resources places unfair stress on the foster parent to care for the child, especially if the mother is in school.

Confusing Foster Parent Roles

One of the biggest challenges in foster care provision for this population is maintaining clear roles for the foster parent and teen parent. The philosophy of the foster care program is that the foster parent is responsible for the care of the teen parent and the teen is responsible for the care of her child. In reality, however, the roles can be confusing for all parties. The teen is contending with the conflicting roles as both a new parent and a child in care. The foster parent is designated to focus on the adolescent, yet may care for the infant, particularly if community resources are not available or if the teen is just learning parenting.

Another reason that foster care providers often do not accept teen parent placements relates to the challenge of caring for an adolescent. Adolescents, generally, have trouble with limits and many teens in care are not used to standard rules of a home, such as curfews. Also, the religious beliefs of some foster care providers make them reluctant to take care of a sexually active teen.

Both DSS and private foster care providers prefer to care for infants rather than adolescents. An adolescent with the responsibility for a child adds a complex set of issues for the foster parent and adolescent in care. Foster parents may find it easier to care for the infant themselves rather than teach an adolescent parenting skills. This may result in the teen no longer being the primary person in care and not gaining the skills to adequately care for her child.

Teens Often Have Multiple Problems

Foster care for pregnant and parenting teens is particularly difficult because many of these young people often face a myriad of problems, only one of which is early pregnancy. Many adolescents in foster care have active substance abuse or alcohol problems and problems associated with childhood abuse.

Barbara Gray, director of the Volunteer Parent Aide Program for Teenage Parents in Boston, and a foster parent herself said: "Some of these kids have been in the system so long, they will reject a situation no matter how good it feels. After being deprived of love and a sense of security, some teen parents are so self-protective or loyal to their biological parent that they cannot accept positive care in the foster care family. The foster care parent often feels love will change it all, yet the scars these kids have make it hard for them to be open to love."

Teens Resist Placements

Many pregnant and parenting teens do not want to be placed in foster care. They prefer to live independently or with their boyfriends or friends. Susan Summer, foster care advocate at Mentor, Inc. explained: "Some have a Cinderella wish to be a family and believe that 'he can take care of me or I can do it myself.'" Many teen parents are very mature for their age, and would find it difficult to fit into the foster care model of dependency as well as conform to household rules, she said.

Another major reason that pregnant and parenting teens may not seek state services is because of the perception that they will lose custody of their children. Although DSS officials state that strengthening the family is their guiding philosophy, some foster care advocates find that DSS workers have, at times, prematurely separated infants from their teen mothers.

In these cases, the foster care advocates believed that the biological mother had bonded with her child and was capable of parenting her child. Barbara Gray of the Volunteer Parent Aide Program stated: "DSS does emotional damage when they take the kids away instead of teaching them parenting skills. Many of the teens are threatened by DSS workers and after that they feel that 'nothing I do will make a difference. They will take my baby away.'"

In addition, some teen parents and foster care advocates perceive that DSS social workers discriminate against teen parents of color by assuming they do not have the capacity to parent their children.

NATIONAL HOUSING PROGRAMS FOR PREGNANT AND PARENTING TEENS

Various organizations throughout the country have responded to the growing housing problems facing pregnant and parenting teens by establishing, expanding and advocating for programs that meet the housing needs of this population. Different housing options for teen parents include specialized foster care, emergency shelter, transitional housing and obtaining housing subsidies for affordable, permanent housing.

Citizens' Housing and Planning Association and the Alliance for Young Families conducted national research on model programs that are serving the housing needs of pregnant and parenting teens. Our hope is that descriptions of some existing model programs will assist other organizations that are starting or strengthening their own housing programs for pregnant and parenting teens.

This research was conducted by contacting national organizations including the Children's Defense Fund, the Homelessness Exchange Network and the National Network of Runaway and Youth Services. Other programs were suggested by state social services agencies and advocates in the field. The programs described represent an initial inquiry into the status of housing programs for pregnant and parenting teens. As such, they are by no means an exhaustive account of the varied programs that provide innovative and comprehensive services.

Each of the programs that we selected provide some program component which we believe could provide a model for other teen parent advocacy organizations. We selected programs that displayed at least some of the following characteristics:

o A philosophy of assisting pregnant and parenting teens to empower themselves and to parent their children effectively.

o The goal of working to break intergenerational problems of poverty, abuse and homelessness.

o Cultural sensitivity and diversity.

o Working with pregnant and parenting teens who might not otherwise be served.

o Resident participation in program design.

Anoka County Community Action Agency, Inc.
8008 Northeast Highway 65
Spring Lake Park, Minnesota 55432
(612) 784-2443

The Anoka County Community Action Agency, a major non-profit organization that develops housing in Minnesota, is developing transitional residential programs for single adults and their children. They are working with the HUD Foreclosed Home Program demonstration project to rent and acquire foreclosed properties to provide shelter for the homeless.

Local community counseling agencies in Minnesota identified the growing need of housing services for this population and approached the Anoka County Community Action Agency for assistance. The Community Action Agency identified the HUD program as the source of affordable property and was able to obtain the residences within a year. In addition, they rehabilitated the sites and obtained the zoning changes necessary for shelter use.

The Anoka County Community Action Agency has negotiated with HUD for three large houses for this purpose. They rent these facilities for $1 each month for the current year. There is a high probability of extension of these leases and their hope is to purchase these houses in the future. HUD can sell these foreclosed properties to agencies purchasing them to shelter homeless people for 10% below the appraised value of the property.

The target population for the residences are single women ages 18 to 25 who are homeless or at-risk of homelessness and who are pregnant or newly parenting. The Lutheran Family Services is the contracting social service agency that provides supportive services to residents at the program. The program has a current capacity for eight women and four children and will soon expand their capacity to twelve women and six children.

The philosophy of the program is to work with young women who are motivated to take advantage of a transitional housing program and to move toward economic self-sufficiency rather than long-term welfare dependency. The program offers a range of support services designed individually for each resident. These services include individual counseling and support groups, referrals to community resources, child care, education programs, employment training and housing advocacy. The length of stay is six to eighteen months although all residents will receive support to find permanent housing and no one will be asked to leave before they have secured a new home.

Children's Home
2901 Green Street
Claymont, Delaware 19703
(302) 748-0601

The Children's Home is a residence for youth with emotional illnesses. The program runs three cottages for female residents and three cottages for male residents. Pregnant and parenting teens are eligible for residency in any of the female cottages. Most residents were previously in foster care placements, group homes or mental health facilities.

The Children's Home designed the cottages to be as "home-like" as possible. A full-time house parent lives in each cottage seven days a week to facilitate a stable living environment. Each cottage has a capacity for seven youth residents including a maximum of two mothers with their babies.

The Children's Home redesigned their teen parent program in 1986 when they found that changes were needed from their original 1982 model of having a cottage solely for teen parents and their babies. They began to integrate parenting and non-parenting youth in cottages when they found this program design to be more effective in providing a stable and safe living environment for the mothers and their babies. They also screen the teen parents admitted to their program more extensively than prior screening to better match the expectations of the program with the needs and abilities of the teen parent. As a result of the multiple problems faced by many applicants for Children's Home, the program decided that residents had to have basic stability in their lives to have the capacity to parent their children.

An educational component geared specifically for their residents is based in the local junior high school and high school. They hire one full-time teacher for each school who works specifically to provide remedial assistance to Children's Home residents. The teachers work with residents from one to three periods each day assisting in reading, math or acting as a resource.

The Children's Home holds a weekly parenting and support group for teen parents. Their goal is to encourage the mothers to take responsibility for parenting their children. The youngest teen parent at the program is 15 years of age. Residents can stay at the cottage program until graduation from high school or until they find permanent housing.

Homes Away from Home, Inc.
248 E. 119th Street
New York, New York 10035
(212) 410-4400

The Young Mother's Program is a special program of Youth Action Homes Away from Home in East Harlem, New York. Homes Away From Home, started in 1982, is a community-based organization providing a stable and secure environment with comprehensive services for young people in transition. The philosophy of the program is based on leadership development and helping young people to develop the ability to empower themselves and to take action in their lives.

The Young Mother's Coop program was started in 1984 as a transitional program for young moms 18 to 21 years of age. The program has the capacity for 11 mothers and their children and has a maximum length of stay of one year. The residence is based in two three bedroom apartments and one five bedroom brownstone. There are no geographic restrictions for eligibility, but priority is given to residents of East Harlem. Residents must be employed or employable and have a commitment to self-improvement and cooperative living. In addition, residents must be drug and alcohol free and have had a history of violence.

The program emphasizes parenting skills and independent living skills training. Other services include: individual and group counseling, housing search assistance, welfare advocacy, employment assistance and day care. There are workshops on various relevant topics such as AIDS prevention, parenting, adult children of alcoholics, sexuality and career development.

Residents of the Young Mothers Coop program are expected to attend an education or training program, individual and group counseling and group workshops. They must also participate in shopping, preparing menus and cooking. Residents contribute $100 each month for rent and are expected to establish a savings account.

Youth Action Homes combines job training with its residential program by involving residents in the renovation of abandoned buildings. With a hired construction manager, young adults aged 14 through 24 years old were trained to renovate two buildings for Youth Action Homes. The important benefits of job training, youth participation and community improvement were achieved. The project was so successful that some youth involved in renovation work later formed their own construction company.

Kaleidoscope
1279 North Milwaukee
Chicago, Illinois 60622
(302) 278-7200

Kaleidoscope is a non-profit agency which places children and youth considered the state's most-in-need and the most difficult to place in therapeutic foster care. Their Adolescent Parents Program, developed in 1985, was designed specifically for teen parents who are wards of the state and face few options for appropriate care. These teen parents have been severely neglected, are survivors of sexual abuse, have histories of numerous psychiatric hospitalizations. The majority are functionally illiterate. Kaleidoscope has a "no decline" policy which means that as long as there is space, they will not refuse anyone in need of placement.

Kaleidoscope tries to find alternatives to institutions which they believe are injurious to youth and children. The major goal of the their foster care program, called Therapeutic Foster Family Homes, is to provide unconditional care and a family environment for youth and children in placement. This unconditional care and appropriate guidance can help to counter negative messages from abusive homes, to build self-esteem and to provide tools for healthful, independent lifestyles. For the adolescent teen parent, the foster care family provides a secure environment for both the youth and her child. This placement also protects infants from possible abuse they might otherwise suffer if the parent repeated the patterns from her own experience as an abused child.

Foster parents in the Adolescent Parents Program are trained in the standard 12-week training for Therapeutic Foster Care service. In addition, they also receive a 12-week training to work with adolescent parents and to respond to the particular needs of sexually abused youth. Foster parents are licensed and paid to work with teen parent families and are considered full-time professionals. Kaleidoscope staff continue to support foster parents and to strengthen their relationship with teen parents through visits at least two times each week, phone calls at least three times each week and crisis intervention availability on a 24-hour basis.

The philosophy of Kaleidoscope is to help develop healthy, self-supporting and independent families. Their program is designed to train adolescent parents to become effective family heads by learning parenting skills and taking responsibility for their children. By receiving parenting from the foster family, the teen parent is assisted in being more able to offer this care to her child. Kaleidoscope finds it critical that the teen parent rather than the foster parent provide parenting to the child.

Kaleidoscope tries to place teen parents in transitional living apartments after graduation from Therapeutic Foster Homes where the agency provides a stipend and pays the rent until they are self-supporting. Youths who need less services receive weekly supervision. A child care worker teaches independent living skills full-time to other teen parents in their apartment.

Kianga House
1504 Bedford Avenue
Brooklyn, New York 11216
(718) 953-2788

Kianga House is a transitional shelter for young mothers, aged 17 through 21 and their children. The concept of Kianga House was developed by the Sisterhood of Black Single Mothers, a community-based advocacy group that was established 17 years ago. The Sisterhood of Black Single Mothers provides peer counseling and support for teen parents, assists them with housing placement, job training, educational programs and helps with emergency needs or survival skills. All of the advocates at the organization have been teen parents or single parents themselves.

The Sisterhood of Black Single Mothers worked jointly with the Brooklyn Neighborhood Improvement Organization, a housing development organization. The housing organization was responsible for locating the property, the purchase and renovation of the buildings for residential use, managing the building and maintaining its finances.

Kianga House opened in October, 1988 with eight apartments in a building for their use. The transitional shelter has a capacity of 17 women and their children. Residents share two and three bedroom apartments and each teen parent and her child have their own bedroom. There is a long waiting list for placement.

The philosophy of Kianga House is based on family strength and the empowerment of each resident. The program attempts to strip them of harmful labels regarding single motherhood and focuses instead on developing a positive relationship between the mother and her child. Whatever difficult prior circumstances that the young parent has faced, she is now in the position to develop her own family. Staff provide residents with care and warmth that many did not receive in previous living situations, as many residents were in foster care and group homes prior to Kianga House.

Kianga House works to prepare residents for independent living. Workshops in life skills are provided, such as parenting skills, education and job skills, budgeting, nutrition, apartment maintenance and interpersonal skills. Counseling is provided both individually and in support groups. There are various rules, such as no fighting or use of drugs or alcohol. Day care is available for six of the children.

Kianga House holds house meetings for residents and staff members on an as-needed basis. The purpose of these meetings is to discuss any problems with the program. When residents raised concerns over the existing curfew policy, the decision was made to extend curfew from 8:30 p.m. to 11:00 p.m. In this way, residents help to shape program policy.

The Homeless Teen Parent Housing Task Force
119 23rd Avenue
Seattle, Washington 98122
(206) 322-6640

The Teen Parent Housing Task Force, a collaboration of nine service providers and city agencies in Seattle was established in 1987 to address the growing problems of homelessness among pregnant and parenting teens. The group advocates for diverse housing options to meet the housing needs of teen parents and their children. The task force advocates for a continuum of housing programs for teen parents, including transitional housing, emergency shelters and specialized foster care. In addition to housing provision, the task force aims to assist teen parents to become economically self-sufficient and to become nurturing parents.

The Teen Parent Housing Project has a four-phase comprehensive plan of action which is designed to meet the varied needs of teen parents. The different community-based housing components include:

Phase I. Develop a model specialized foster home for four minor teen parents with multiple problems and their infants. The target population for this program is high risk teen parents living on the streets, involved in prostitution or abusing drugs or alcohol. These teen parents have no family support system and lack parent skills.

Phase II. Develop and license new foster homes for homeless teen parents and their children. The target population for this program is those teen parents whose strongest need is housing and who also need a family environment because they have few family supports.

Phase III. Develop a model dormitory-style building for teen parents ages 16 and older who can function semi-independently and who have welfare grants.

Phase IV. Develop low-cost apartments in cooperation with the Seattle Development Authority and to work with the local housing authority for set-asides and vouchers/certificates.

To date, the consortium has started the specialized foster home and the transitional living program. The Task Force is also working with the local housing authority to obtain Section 8 subsidies for the families residing in the transitional shelter. They are moving towards an agreement with the housing authority for about 20 certificates for teen parents. This would represent a significant change for the housing authority because of its prior refusal to rent to tenants under 18 years of age. This change is partly due to a successful law suit pursued by a minor teen parent who was denied housing by the Seattle Housing Authority because of her age. In addition, the program's provision of extensive support during and after residency at the transitional shelter has made the housing authority more amenable to considering teen parents as responsible tenants.

One of the participating organizations in the Homeless Teen Parent Housing Task Force is the Washington Alliance Concerned with School Age Parents (WACSAP), which has been involved in legislative efforts on behalf of the housing needs of teen parents. THe Washington Statewide Steering Committee on Adolescent Pregnancy Prevention, Pregnancy and Parenting, a project of WACSAP, worked with the legislature to develop a bill that would create a separate pot of money for shelter programs for teen parents. The committee felt that teen parent shelters, often new organizations, were not in the position to compete for funding with programs that sheltered adults. While the bill was stalled in committee, it did help create awareness of the particular needs of teen parent housing organizations. This bill will be incorporated into a future comprehensive bill regarding teen pregnancy.

WACSAP will continue to try to identify the housing needs of teen parents and to address some of these needs. They are interested in extending community model programs on a statewide level by providing technical assistance to groups and creating a stable pool of money so groups can implement programs.

RECOMMENDATIONS

State Funding and Agency Coordination

(1) The Massachusetts Legislature should maintain full funding of existing transitional housing programs for pregnant and parenting teens and make it a priority to fund more such programs in the future. In particular, Chapter 707 project-based rental subsidies from the Executive Office of Communities and Development (EOCD) and operating support from the Department of Social Services are critical for the successful operation of these programs.

(2) The state should place a high priority on funding the provision of day care services as part of any housing program for teen parents. Accessible and affordable day care, especially for infants, is one of the most critical services for teen parents.

(3) The state's Adolescent Health Council should work with EOCD and the Massachusetts Housing Finance Agency (MHFA) to coordinate policies and programs regarding housing and support services for pregnant and parenting teens. It is important that the Council encourage flexibility and innovation among the programs and avoid over-regulation which could interfere with the smooth operation of the programs.

(4) EOCD should target funds for the production of housing for pregnant and parenting teens. Possible funding sources include the Housing Innovations Fund, public housing developed under Chapter 689 and 705, Chapter 707 project-based rental assistance, and the Rental Housing Development Action Loan Program.

(5) EOCD should review its existing housing programs to ensure that pregnant and parenting teens are eligible for all such programs.

(6) The Department of Public Welfare (DPW) should examine using its funding to develop and operate transitional housing for pregnant and parenting teens. Public officials and advocates should work together to change or seek a waiver of federal regulations which currently prohibit using DPW funds for transitional housing.

(7) The state should provide training and technical assistance for organizations that operate existing programs and for non-profit social service organizations interested in developing housing for teen parents. Trainings could be conducted on such issues as fundraising, working with adolescents, housing search, and accessing existing subsidized housing programs.

(8) The Office for Children (OFC) recently changed its licensing requirements to include group care facilities which serve persons under the age of 18. Since these regulations are geared to programs serving adolescents with severe emotional problems, many sections of the regulations are not relevant to transitional housing programs for teen parents, and present unnecessary burdens on program staff. OFC should work with the local housing programs to modify those sections of the regulations which are not relevant to the population served in transitional housing programs.

(9) The Department of Social Services should expand and improve communication with local providers of transitional housing programs. This could be accomplished in the following ways:

a. DSS should designate a person at the central office and in each regional office to act as a liaison to the local housing programs.

b. DSS local office staff should meet regularly with the local transitional programs and provide in-service trainings to correct problems that arise in the referral process. Many of the transitional housing programs have received inappropriate and late referrals, and have experienced a lack of DSS follow-up once a referral is made.

Community Collaboration

(1) Non-profit housing groups, for-profit developers and housing authorities should strongly consider developing housing for pregnant and parenting teens. A collaboration between a housing developer (non-profit, for-profit, or public) and an experienced social service organization is a promising model that has worked effectively in Massachusetts.

(2) Advocates, service providers and state officials should work to establish a broad spectrum of housing options in each region of the state, including:

- Emergency shelters with lengths of stays under six months.
- First stage transitional housing--both congregate housing and independent apartments--with 24 hour supervision.
- Second stage transitional housing, which includes independent apartments for older teens without an on-site manager or full-time supervision.
- Short-term and long-term foster care.
- Permanent, subsidized housing.

(3) Local providers and public officials should work together to develop specialized housing programs for pregnant and parenting teens under age 16. Currently no housing programs exist in the state to serve 13 to 15 year old girls. Yet in recent years there has been a sharp increase in teen pregnancies and homelessness within this age group, according to the results of the Teen Parent Housing Project survey.

(4) State officials and local providers should work together to develop transitional housing programs for pregnant and parenting teens with specialized needs, such as those with alcohol and substance abuse problems and those with severe emotional problems. Currently, the vast majority of local programs are not equipped to serve these families, and as a result these teens are not receiving adequate housing and support services.

Access to Housing Subsidies

(1) As the new Chapter 707 regulations take effect, EOCD should work with local housing authorities to ensure that Chapter 707 rental certificates are made available to homeless teen parent families leaving transitional housing under the homeless preference category. To date, many transitional housing programs for teens have not been able to access rental subsidies for families who are ready to move into permanent housing.

(2) The Department of Housing and Urban Development (HUD) and EOCD should clarify its policy regarding access to rental certificates, subsidized housing and public housing for 16 and 17 year olds to ensure that pregnant and parenting teens are able to access all of the housing programs for which they are eligible.

(3) Currently teenagers under age 18 who are pregnant with their first child are not eligible to receive a federal Section 8 certificate or voucher because they do not meet the definition of a "family". However, teen parents under age 18 are eligible to receive such assistance. EOCD and EOHS should advocate with HUD to allow a pregnant teen under age 18 to be eligible for the Section 8 certificate and voucher programs.

(4) Housing authorities should establish programs under which a certain number of Chapter 707 or Section 8 certificates are allocated to pregnant and parenting teens. The housing authority should collaborate with a local social service organization to provide support services to the families living in these units.

Program Operations and Services

(1) Local groups should diversify their funding base to the greatest degree possible in light of the state budget crisis. Local groups should explore funding through area foundations, the business community, and the Community Development Block Grant Program. In addition, the board of directors of the local agencies that administer the housing programs should be actively involved in fundraising efforts.

(2) Local programs should examine the possibility of providing services to teen fathers and to include teen fathers in certain aspects of the program.

(3) Local programs should strengthen housing search services to include the following:

- o Begin placing the resident's name on all appropriate lists for public and subsidized housing in the first month of the resident's stay.
- o Gather documentation, prepare written materials and conduct regular workshops on housing search.
- o Conduct extensive outreach among local landlords, realtors and housing agencies to inform them of the program and of the residents' needs for permanent housing. This outreach should include in-person meetings and direct mailings.
- o Attend public and privately sponsored trainings on housing search techniques and accessing subsidy programs.

To the greatest degree possible, these activities should be coordinated with relevant housing agencies such as public housing authorities and regional non-profits.

(4) CHAPA and the Alliance for Young Families should convene a statewide housing network of local groups working with pregnant and parenting teens. This network could serve as a forum for information-sharing, advocacy, and public education on the issue of housing for pregnant and parenting teens.

Foster Care

(1) DSS should develop a clear policy statement regarding foster care provision for pregnant and parenting teens which takes into account the different needs of younger teen parents and older teen parents.

(2) Foster parents of pregnant and parenting teens need ongoing workshops and support from DSS staff. Their relationship to the adolescent in care should be designed as an intervention that provides the base for a nurturing relationship between the teen parent and her child. This training can include information about health concerns, adolescence, teenage parenting, sexuality, AIDS prevention, sexual, physical, and emotional abuse, and addressing current problems of addiction.

(3) Planning for the needs of pregnant and parenting teens who are in care is essential. Teens who become pregnant in foster care should be provided information about housing, financial and medical services as well as other community resources for pregnant and parenting teens. Teens should be assisted to re-establish family contacts when this would be a positive step for them. Teen fathers, too, should be provided with support for their new role in the infant's life.

(4) Housing search services and advocacy is vital for teens leaving foster care. It is the first time that most of these teens will be living independently. It is essential that support services to pregnant and parenting teens do not end when the teen is eighteen years old, but when she is able to secure housing for her family and to live independently.

APPENDICES

SURVEY ON HOUSING FOR TEEN PARENTS AND THEIR CHILDREN

The purpose of this survey is to compile a demographic profile of pregnant and parenting teens who are experiencing housing problems in Massachusetts. In addition, we are interested in learning about the nature of housing problems this population group faces.

Please fill out this questionnaire and return it to us no later than Friday, February 24 using the enclosed self-addressed envelope.

Below we have listed three points which will assist you in filling out the questionnaire and ensure we are receiving useful information.

(1) The survey is divided into four sections: (a) demographic information on your clients; (b) the housing needs and status of your clients; (c) housing policy and programs; and (d) information about your agency.

(2) For the purposes of this survey, pregnant teens are those who are pregnant with their first child and teen parents have at least one child. Several questions ask you to fill out information for both of these client groups.

(3) For all of the questions we would like you to provide total numbers rather than percentages. We realize that in many instances, you will have to estimate the total number. For example, in question 5 we would like you to tell us the total number of pregnant and parenting teens that fall into certain age categories, not the percentage that comprise each age group.

First, we would like to find out specific demographic information on pregnant and parenting teens that you serve.

1. How many pregnant and parenting teen families did you serve in 1988? (Please indicate the total number of families served.)

Pregnant teens _____ Teen parents _____

2. How many pregnant and parenting teen families were you unable to serve in 1988? (You should include families who sought services, but whom you had to refer elsewhere).

Pregnant teens unable to serve _____

Teen parents unable to serve _____

3. What was the total number of all clients served by your agency in 1988? (Include both pregnant and parenting teens and all other clients.) _____

4. Compared to the previous year (1987), did the number of pregnant teens and teen parent families increase, decrease or stay about the same? (Please specify the total number that it increased or decreased).

Pregnant Teens	Teen Parents
a. Number increased _____	a. Number increased _____
b. Number decreased _____	b. Number decreased _____
c. Stayed about the same _____	c. Stayed about the same _____

5. What were the ages of the pregnant teens and teen parent families which you served in 1988? (Please indicate the total number next to each age category.)

Pregnant Teens	Teen Parents
a. 13 years old or younger _____	a. 13 years old or younger _____
b. 14-15 years old _____	b. 14-15 years old _____
c. 16-17 years old _____	c. 16-17 years old _____
d. 18-19 years old _____	d. 18-19 years old _____

6. What was the racial composition of the pregnant teens and teen parent families which you served in 1988? (Please indicate the total number next to each category.)

Pregnant Teens	Teen Parents
a. White _____	a. White _____
b. Black _____	b. Black _____
c. Hispanic _____	c. Hispanic _____
d. Asian _____	d. Asian _____
e. Cape Verdean _____	e. Cape Verdean _____
f. Native American _____	f. Native American _____
g. Other _____	g. Other _____

7. Of the teen parent famlies you served in 1988, how many children did they have? (Please indicate the total number of families next to each category.)

a. 1 child _____
b. 2 children _____
c. 3 children _____

8. What was the last grade completed by the pregnant teens and teen parents which you served in 1988? (Please indicate the total number next to each grade category.)

Pregnant Teens	Teen Parents
a. 6th grade or less _____	a. 6th grade or less _____
b. 7-9 grade _____	b. 7-9 grade _____
c. 10-12 grade _____	c. 10-12 grade _____
d. Post-secondary _____	d. Post-secondary _____

9. Of the pregnant and parenting teens you served in 1988, how many were in enrolled in an education program (GED, regular school, vocational, etc.) (Please indicate total number next to each category.)

Pregnant teens enrolled in school program _____

Teen parents enrolled in school program _____

10. In 1988, what was the total number of pregnant teens and teen parents who received Aid to Families with Dependent Children or General Relief?

Received AFDC _____ Received General Relief _____

11. How many pregnant teens and teen parents received income from employment in 1988?

Pregnant teens who received income from employment _____

Teen parents who received income from employment _____

Next, we would like to ask you a few questions about the housing situation of these families.

12. What was the housing status of pregnant teens and teen parent families before they received services from you? (Please indicate the total number next to each option.)

a. Living with family _____
b. Living with relatives _____
c. Living with boyfriend _____
d. Living with boyfriend's family _____
e. Living in foster care _____
f. Living in group home _____
g. Staying with friends _____
h. Staying in emergency shelter _____
i. Staying in hotel/motel _____
j. Staying in transitional housing _____
k. On the streets _____
l. Living in public housing or privately, subsidized housing _____
m. Other _____

13. What was the housing status of the pregnant teens and teen parent families after they received services from you? (Please indicate the total number next to each option.)

a. Living with family _____
b. Living with relatives _____
c. Living with boyfriend _____
d. Living with boyfriend's family _____
e. Living in foster care _____
f. Living in group home _____
g. Staying with friends _____
h. Staying in emergency shelter _____
i. Staying in hotel/motel _____
j. Staying in transitional housing _____
k. On the streets _____
l. Living in public housing or privately, subsidized housing _____
m. Other _____

14. Of the families you served in 1988, how many were receiving rental subsidies, such as Section 8 or Chapter 707 rental certificates before they received services from you? (Please indicate the total number next to each subsidy.)

a. Received Section 8 _____
b. Received 707 (include all 707 program components) _____
c. State housing vouchers (thru regional non-profits only) _____
d. Other _____

15. Of the families you served in 1988, how many were receiving rental subsidies after they received services from you? (Please indicate the total number next to each subsidy.)

a. Received Section 8 _____
b. Received 707 (include all program components) _____
c. State housing vouchers (thru regional non-profits only) _____
d. Other _____

16. Of the families you served in 1988, how many pregnant teens and teen parents had been evicted from their apartment or had received an eviction notice, but had not yet been evicted? (Please indicate total number next to each category.)

a. Had been evicted _____
b. Had received eviction notice, but not evicted _____

17. For those families who had been evicted, what were the reasons? (Indicate the total number next to each eviction category.)

a. Rent increase _____
b. Condominium conversion _____
c. Non-payment of rent _____
d. Nuisance _____
e. Illegal activity _____
f. Other _____

Next, we would like to know about the housing search process undertaken with the clients.

18. In 1988, how many pregnant teens and teen parent families did you place in emergency shelters or hotels/motels?

Number placed in emergency shelter or hotel/motel _____

19. In 1988, how many pregnant teens and teen parent families did you place in housing, other than an emergency shelter or hotel/motel?

Number placed in housing in 1988 _____

20. Of the pregnant and parenting teens that you were able to place in housing, what kinds of housing were they able to find? (Please indicate total number next to each housing category.)

a. Apartment owned by private landlord _____
b. Privately owned, subsidized housing developent _____
c. Public housing _____
d. Transitional housing _____
e. Foster care _____
f. Group home _____
g. Other _____

21. What types of housing did you try to find, but were most often not available? (Please check the appropriate categories. You do not need to put total numbers.)

a. Apartment owned by private landlord _____
b. Private, subsidized housing developent _____
c. Public housing _____
d. Transitional housing _____
e. Foster care _____
f. Group home _____
g. Other

Next, we would like to ask your opinion on a few housing policy questions.

22. Below we have listed housing options that serve the needs of various pregnant and parenting teens. Based on the clients you serve, please rank them in order of greatest need with "1" being the greatest need.

a. Apartment (either private or public) with no direct services involved _____
b. Housing with some supervised supportive services _____
c. Housing which is staffed full-time _____

23. What do you consider to be the greatest housing problems facing pregnant teens and teen parents?

_____

_____

_____

_____

_____

24. What types of programs should be initiated or expanded to meet the needs of teen parent families?

_____

_____

_____

_____

_____

25. What types of services, other than housing, do you consider to be the most critical for teen parent families? (Please rank them in order of importance, with "1" being the most important, etc.)

a. Child care _____
b. Health/medical care _____
c. Parenting education _____
d. Job training _____
e. Transporation _____
f. Services to teen fathers _____
g. Mental health services _____
h. Other _____

Finally, we would like to ask you some questions about your agency.

26. How would you classify your organization?

a. Local government _____
b. State government _____
c. Housing authority _____
d. Private, non-profit service/advocacy agency _____
e. Community development corporation _____
f. Regional non-profit housing organization _____
g. Community action program _____
h. Religious organization _____
i. Health center _____
i. Other _____

27. What kinds of housing services does your agency provide?

a. Housing search _____
b. Housing counseling (landlord/tenant law) _____
c. Transitional housing _____
d. Emergency shelter _____
e. Permanent housing _____
f. Other _____

28. How many paid staff does your agency have? _____

29. Do you have staff that specifically work with teen parent families?

a. Yes _____ If yes, how many? _____
b. No _____

30. In what cities/towns does your agency work?

_____

31. What is your agency's annual budget for housing programs?

_____

Please write your name and organization below:

Name _____

Organization _____

Phone _____

Thank you for completing this survey. We will be sending you the results of the survey as soon as they are compiled.

SURVEY ON HOUSING FOR TEEN PARENTS AND THEIR CHILDREN

The purpose of this survey is to assess the housing needs of pregnant and parenting teens in Massachusetts. In addition, we are interested in learning your opinion about the nature of housing problems this population group faces.

Please fill out this questionnaire and return it to us no later than Friday, February 24 using the enclosed self-addressed envelope.

Below we have listed two points which will assist you in filling out the questionnaire and ensure we are receiving useful information.

(1) The survey is divided into three sections: (a) information on the housing that you provide; (b) housing policy and programs; and (c) general information about your agency or company.

(2) For all of the questions we would like you to provide total numbers rather than percentages. We realize that in many instances, you will have to estimate the total number. For example, in question 2, we would like you to tell us the total number of teen parents that rent housing from your agency.

First, we would like to find out about the housing that your agency or company provides.

1. What is the total number of housing units that your agency owns or manages?

a. Total units owned or managed _____

2. Of the total number of units that your agency owns or manages, how many are rented to teen parents? (Please estimate the total number rented to teen parents.)

Total units rented to teen parents _____

3. How many teen parents living in these housing units receive rental subsidies? (For housing authorities and regional non-profits, do not include your leased housing units.)

a. Section 8 _____
b. Chapter 707 (include all program components) _____
c. State housing vouchers (regional non-profits only) _____
d. Other _____

4. Have you developed or do you manage housing that is specifically for pregnant and parenting teens?

a. Yes _____ If yes, how many units? _____
b. No _____ If yes, what programs did you use? _____

_____

5. Are you planning to develop housing for pregnant and parenting teens in the near future?

a. Yes _____
b. No _____

Questions 6-10 are for housing authorities and regional non-profits only. All other respondents should go to Question 11.

6. How many privately owned units are leased under your Section 8 and Chapter 707 programs? (Include housing vouchers and emergency homeless certificates.

Total units leased under Section 8 and 707 _____

7. Of these units leased under the Section 8 or 707 programs, how many are leased to pregnant and parenting teens?

Total units leased to pregnant and parenting teens _____

8. In the past year, how many rental certificates or vouchers has your agency issued to pregnant or parenting teen households? (Include housing vouchers and emergency homeless certificates.)

Total certificates issued to pregnant and parenting teens _____

9. Of the rental certificates issued in the past year to pregnant or parenting teens, how many were returned to your agency because the applicant could not find housing?

Total certificates returned _____

10. How many pregnant and parenting teen households are currently on your waiting list for Section 8 and 707 rental assistance?

Total number of teen parent households on waiting list _____

11. How many pregnant and parenting teen households are currently on your waiting list for units that you own or manage?

Total number of teen parent househholds on waiting list _____

Next, we would like to ask your opinion on a few housing policy questions.

12. Below we have listed housing options that serve the needs of various pregnant and parenting teens. Based on your experience, please rank them in order of greatest need with "1" being the greatest need.

a. Apartment (either private or public) with no direct services involved _____
b. Housing with some supervised supportive services _____
c. Housing which is staffed full-time _____

13. What do you consider to be the greatest housing problems facing pregnant teens and teen parents?

_____

_____

_____

_____

14. What particular management issues have you faced with teen parent households?

_____

_____

_____

15. What types of programs should be initiated or expanded to meet the needs of teen parent families?

_____

_____

_____

_____

16. **What types of services, other than housing, do you consider to be the most critical for teen parent families? (Please rank them in order of importance, with "1" being the most important, etc.)**

a. Child care _____
b. Health/medical care _____
c. Parenting education _____
d. Job training _____
e. Transporation _____
f. Services to teen fathers _____
g. Mental health services _____
h. Other _____

Finally, we would like to ask you some questions about your agency.

17. **How would you classify your agency or company?**

a. Local housing authority _____
b. Regional non-profit housing organization _____
c. Community development corporation _____
d. Private housing management company _____
e. Other _____

18. **What kinds of housing services does your agency provide?**

a. Housing search _____
b. Housing counseling (landlord/tenant law) _____
c. Transitional housing _____
d. Emergency shelter _____
e. Permanent housing _____
f. Rental management _____

19. **How many paid staff does your agency have?** _____

20. **In what cities/towns does your agency work?**

_____

Please write your name and organization below:

Name _____

Organization _____

Phone _____

Thank you for completing this survey. We will be sending you the results of the survey as soon as they are compiled.